

Mill Lane  
Whitecliff  
POOLE, BH14 8RJ



A skilfully extended and newly remodelled four double bedroom detached home offering deceptively spacious accommodation, finished to a high specification and pleasantly situated in a popular cul de sac close to Baden Powell school.

Price On Application





## SITUATION & DESCRIPTION

Conveniently situated within an easy stroll to Whitecliff local amenities. Whitecliff's parade offers coffee shop, convenience store, post office, butchers and beauty salon with Whitecliff Harbourside Park being in close proximity. There is a nearby doctors' surgery and chemist, Lilliput Infant School and Baden Powell Junior School. Whitecliff offers excellent communications to the town centres of Poole and Bournemouth with Parkstone mainline railway station nearby linking to Southampton and London Waterloo. It is also in close proximity to Lilliput and Ashley Cross villages.

12 Mill Lane has recently undergone a complete transformation, having been substantially extended and completely remodelled with high quality contemporary finishes throughout, offering versatile accommodation extending to approximately 1,587 sq ft.

The property is approached via a side entrance, leading to the main reception hall with Amtico flooring and large built in cloak/storage cupboard. Double glass doors lead to an outstanding open plan main living area, with continued Amtico flooring and bi-folding doors to the garden. The kitchen area offers a high quality range of units, with fully integrated appliances and a large central island incorporating a sociable breakfast bar. In addition, there is a recessed sitting area and further space for formal dining. Located to the front of the property are two double bedrooms, served by a luxuriously appointed family bathroom.

From the first floor landing the master bedroom suite has an impressive vaulted ceiling with a feature full height gable ended window, whilst benefitting from a walk-in dressing

area and en suite shower room. (Please note - the shower room is currently being installed and will be finished to the same high standard as the ground floor family bathroom.) In addition, there is a further double bedroom with a feature vaulted ceiling and a separate dressing room with fitted wardrobes.

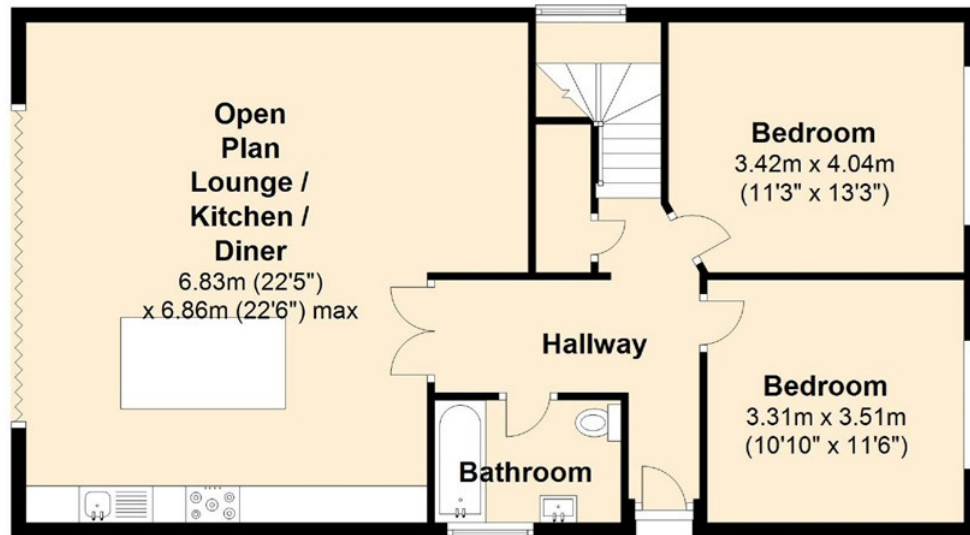
Externally there is an enclosed lawned garden with a block paved terrace immediately adjoining the property. The front brick blocked driveway provides parking for several vehicles, giving side access to a detached single garage.

- Deceptively spacious detached family home
- Skilfully extended and refurbished to a high specification
- Impressive open plan living area with bi folding doors
- Quality fully integrated kitchen with central breakfast bar
- Main bedroom with dressing area and en suite shower
- Three further double bedrooms
- Separate dressing room with fitted wardrobes
- Luxuriously appointed family bathroom
- Enclosed rear garden
- Block paved driveway for several vehicles
- Detached single garage



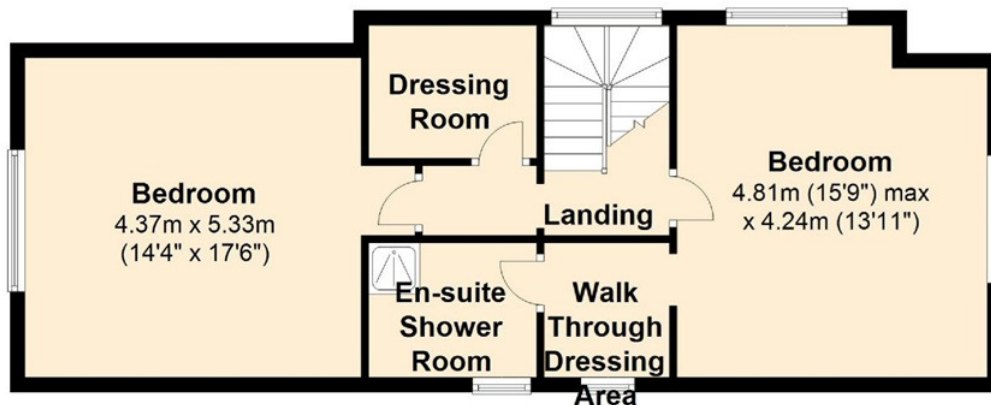
## Ground Floor

Approx. 87.1 sq. metres (937.7 sq. feet)



## First Floor

Approx. 60.3 sq. metres (649.4 sq. feet)



**Total area: approx. 147.5 sq. metres (1587.1 sq. feet)**

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)

Plan produced using PlanUp.



**IMPORTANT NOTICE:**

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**New Developments (where applicable)**

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

290 SANDBANKS ROAD  
LILLIPUT, POOLE, DORSET BH14 8HX  
TEL: 01202 709888  
FAX: 01202 707648  
EMAIL: POOLE@MAYSESTATEAGENTS.COM

Sole Agent

